



City of Las Vegas

Agenda Item No.: 52.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
DR-2616 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT: OWNER: IULIANA ANDER TRUST 1997 - Request for a Site Development Plan Review FOR THE CONVERSION OF A 110-UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 4.43 acres at 7850 South Decatur Boulevard (APN 162-07-001-002), R-32 (Medium Density Residential) Zone, Ward 1 (Tarkanian)

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	2	Planning Commission Mtg.	4
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/support postcards
7. Submitted after final agenda Protest/support postcards

Motion made by VICKI QUINN to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES,
GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

CHAIR GOYNES declared the Public Hearing open.

FLINN FAGG, Planning and Development Department, stated that the proposed conversion does not meet current parking and landscape requirements. He recommended denial.

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GARY LEOBOLD, 7425 Peak Drive, appeared on behalf of the applicant. Using the overhead he explained that the complex had been constructed in 1977. With regard to staffs comments on the shortage of landscaping and parking, MR. LEOBOLD explained that the applicant had reconfigured the parking and it would include three handicap parking spaces. He added that there is dense landscaping with large trees and if additional trees are required the applicant would be willing to put them in. In closing MR. LEOBOLD remarked that each unit would be refurbished with new fixtures and appliances. He agreed with all conditions and asked for approval.

COMMISSIONER QUINN asked whether the units would be for sale and whether some of the units would be available for disabled patrons. MR. LEOBOLD indicated he would make that inquiry.

COMMISSIONER TRUESDELL stated he was conscious of this development and did not believe it qualified for condominium conversion.

Because this location is a rental area, COMMISSIONER STEINMAN remarked that conversion of this apartment complex to condominium ownership is not a positive move.

CHAIR GOYNES declared the Public Hearing closed.

